**DRCOG Inclusionary Zoning Cohort Session 2: Understanding the Economics of Inclusionary Zoning**

**Speaker Biographies**

**Mollie Fitzpatrick**

*Co-Founder, Root Policy Research*

**Mollie Fitzpatrick** co-founded Root Policy Research in 2018 after serving as a Director at BBC Research & Consulting. She specializes in housing market and social impact studies that help clients understand their housing and community development challenges, assess their community needs, and strategize meaningful policy actions to improve their communities. Mollie has a sophisticated understanding of market dynamics and has conducted housing research in a wide array of markets. Mollie also has expertise in development economics, public sector fiscal and economic impact studies, as well as childcare and human services needs assessments.

**Chase Hill**

*Founding Partner, Sable Partners*

**Chase Hill** is the Founding Partner at Sable Partners and has been acutely involved as the General Partner in the sourcing, capitalization, and execution of over 3,000 multifamily units totally nearly $700 million in total project costs. Prior to starting Sable Partners, Chase was a Principal and Partner at Cypress Real Estate Advisors (CREA) for nearly 9 years, where he oversaw all aspects of multifamily development, including financial underwriting, site selection, entitlement and design work, project financing, consultant and construction coordination, asset management, and disposition. Prior to working for CREA, Chase was a Senior Analyst for the Teacher Retirement System of Texas (TRS), where he worked in the Real Assets Division which – at the time – managed a 15% real estate allocation for the $120 billion pension fund. Chase spent a substantial amount of his time at TRS assisting with a $278 million Limited Partner investment with Wood Partners, the nation’s largest apartment developer at the time. Through this co-investment vehicle, TRS and Wood Partners developed 25 apartment communities across the country, amounting to nearly 6,000 units and over $1.3 billion in total project costs. Chase received a Bachelor of Business Administration in Real Estate Finance from the University of Georgia and an MBA in Real Estate Finance from the University of Texas.